



23 Barth Close, Great Oakley, Corby, NN18 8LU

**£209,950**

Situated in a quiet cul de sac is this TWO DOUBLE bedroom semi detached home located in the Great Oakley area of Corby. Positioned at the end of a quiet cul de sac and walking distance to the local pharmacy and Morrison superstore an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, guest W.c, lounge and a kitchen/diner. To the first floor are two double bedrooms and a three piece family bathroom. Outside to the front is low maintenance gravel frontage and gated side access. To the rear the garden is split into a large gravel area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated access leads to the tandem length driveway. Call now to view!!.

- GUEST W.C
- OPEN PLAN KITCHEN/DINER
- THREE PIECE BATHROOM
- TANDEM PARKING SPACES
- WALKING DISTANCE TO PHARMACY AND MAINS BUS LINKS
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO MORRISONS

### **Entrance Hall**

Entered via a glazed door, radiator, doors to:

### **Guest W.C**

4'4 x 2'5 (1.32m x 0.74m)

Fitted to comprise a two piece suite with a low level wash hand basin, low level pedestal, radiator, double glazed window to front elevation.

### **Lounge**

13'7 x 12'9 (4.14m x 3.89m)

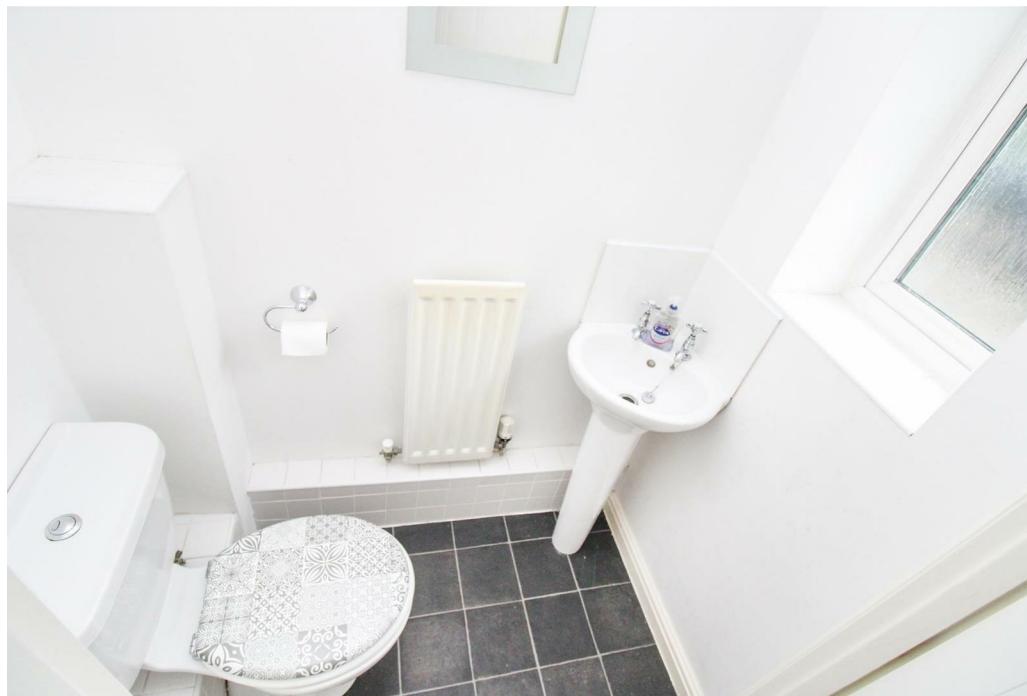
Double glazed window to front elevation, radiator, tv point, door to:

### **Kitchen/Diner**

12'9 x 8'4 (3.89m x 2.54m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic







washing machine, wall mounted combi boiler, radiator, glazed door to rear elevation.

### First Floor Landing

Loft access, doors to:

### Bedroom One

12'9 x 10'0 (3.89m x 3.05m)

Double glazed window to front elevation, radiator, over stairs storage.

### Bedroom Two

12'1 x 6'5 (3.68m x 1.96m)

Double glazed window to rear elevation, radiator.





## Bathroom

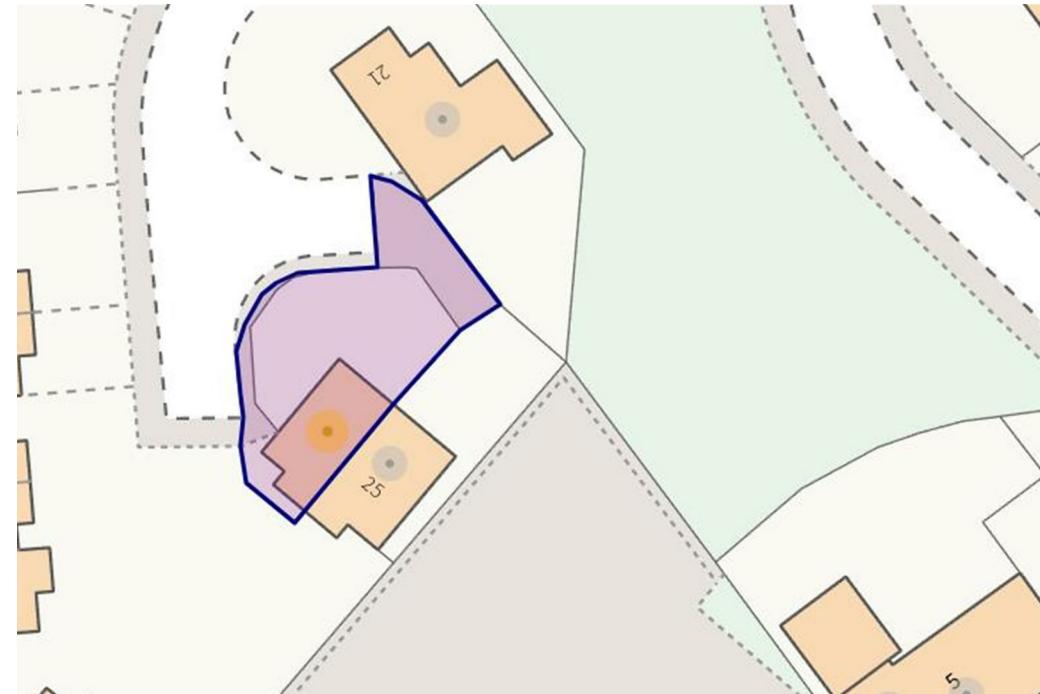
5'7 x 5'3 (1.70m x 1.60m)

Fitted to comprise a three piece suite consisting of panel bath with electric shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

## Outside

Front: A low maintenance gravel area leads to a laid lawn.

Rear: A large gravel area leads to a laid lawn and storage area, the whole garden is enclosed by timber fencing to all sides and gated access to the rear.





Off Road Parking: Two off road parking spaces are located to the rear of the garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	89
(81-91)	<b>B</b>	73
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-10)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC